



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE DECEMBER 6, 2005

The regularly scheduled meeting of the Carmel Plan Commission Special Studies Committee met at 6:00 PM on December 6, 2005 in the Caucus Rooms of City Hall.

Members present were: Jerry Chomanczuk, Wayne Haney, Steve Stromquist, and Madeleine Torres, thereby establishing a quorum.

Matt Griffin and David Littlejohn attended the Committee meeting on behalf of the Department of Community Services; John Molitor, Legal Counsel was also in attendance.

Department Announcements: Matt Griffin noted that Item 1, O'Malia Fireplace was continued to February 7 and Item 6, Game Room Signage would be heard at the January 03, 2006 Committee meeting.

The Special Studies Committee considered the following items:

1. **Docket No. 04090045 ADLS: O'Malia Fireplace. – CONT. TO FEB. 7, 2006**
The applicant seeks approval of a building and parking lot expansion. The site is located at 220 South Range Line Road. The site is zoned B-1/Business.
Filed by Paul Reis of Drewry Simmons Vornehm, LLP for Helen J. O'Malia Trust.
2. **Docket No. 05060013 ADLS Amend: Carmel Office Park – Building 4**
The applicant seeks to construct a 10,105 square foot office/warehouse building and associated parking.
The site is located at 389 Gradle Drive and is zoned I1 (Industrial).
Filed by Mark Settlemyre of Foresight Engineering.

William Sollenberger, owner of the Carmel Office Park, appeared before the Committee representing the petitioner.

Matt Griffin offered the following comments: This project was started several years ago in the I-1 Industrial Zone. At that time, neither DP nor ADLS was required. This last phase comes in at

a time when I-1 Zoning requires DP and ADLS approval and this particular case is being reviewed as an ADLS Amend and the architecture of the proposal can be seen.

By Ordinance, everything in the I-1 Industrial Zone now requires DP/ADLS approval.

The Department currently has no outstanding issues with this final phase of the project. Prior to the meeting, one issue was the installation of the required sidewalks as a requirement of the Alternate Transportation Plan. The applicant has now agreed to either install the sidewalk or fund future installation. At this time, the Department is recommending approval.

The architecture and design of the proposed building will match the architecture of the existing buildings.

Jerry Chomanczuk commented that the building has a large amount of green overtones, whether it is in the façade or the over-hang. The current proposal will blend with the other buildings in the area.

Steve Stromquist made formal motion to approve **Docket No. 05060013 ADLS Amend, Carmel Office Park, Building 4**, seconded by Madeleine Torres and **APPROVED 4-0**.

3. **Docket No. 05080008 ADLS Amend: KinderCare Learning Center Signage**

The applicant seeks approval for a new ground sign.

The site is located at 10616 Lakeshor Dr. and is zoned S-2.

Filed by Bill Hutchison for Hutchison Signs and Electric Co.

Bill Hutchison, Hutchison Signs appeared before the Committee representing the applicant. Mr. Hutchison requested approval for a 27 square foot monument-style sign. The petitioner has appeared before the Committee previously and some of the concerns expressed were: the amount of white space on the sign; the height and square footage of the signs—now reduced to 27 square feet and 3 feet in height. The pillars will remain the same at 2 feet wide on both sides, and brick to complement the building and maintain the same integrity. The graphics on the south side of the building turned out to be chalk and that has been removed.

Another issue concerned the buses that were parked on the south side of the building. Two buses are used to transport the children to and from the elementary schools two or three times per day, 14 children per bus. The buses leave approximately 7:50 AM and return at 8:15; the buses leave in the afternoon at 2:30 and return around 3:00 PM. The buses are parked on the south side of the building for safety and security for the children loading and unloading.

The landscaping will consist of juniper, ivy, fern and hosta and will be low to the ground. The landscaping will all be kept within one foot of grade.

Department Comments, Matt Griffin. The Department will be requiring a better-detailed landscape plan for future tracking. The Department would prefer to see the sign non-illuminated and a different material, perhaps wood.

Jack Badger, 3039 Rolling Springs Drive had the following comments: Mr. Badger cited the history of the commercial signage on site that was installed without a permit. The neighbors object to the type of sign—the style, design, materials, etc. Kinder Care is considered not to be neighborhood friendly. Mr. Badger stated that over the past three months, he had not met with Mr. Hutchison regarding the sign and no one from Kinder Care had contacted any area resident. The neighbors were “in the dark” and the only up-dates have been through the Department. The illegal sign is still up and has even been recently landscaped without approval. The sign is not appropriate for a neighborhood. The landscaping on the northern boundary has died off and has not been replaced. Also, the toys and equipment are not put away, under cover in the evenings. The parking lot lighting is also an issue and does not seem to have been approved as well as the use of the two buses.

Fred Glaser, City Councilperson and also a resident of the area agreed that the sign is not what the petitioner agreed to initially and it is not acceptable. The petitioner agreed to a wooden sign and should follow through on what was initially agreed upon, years ago.

Art Zigler, Rolling Springs Drive, area resident, noted that trucks and other paraphernalia are being parked on the premises with signage being used as advertising—this is not allowed per the Ordinance and should not be permitted. It was not a part of the original approval and should not be allowed. The monument sign is out of place, as well.

Jerry Chomanczuk then evaluated the comments and said that the landscaping could be appropriately addressed in the spring. The two major issues at this time are: 1) The original sign that was installed is somewhat out of context for this residential area and 2) The shuttle-buses have a large amount of advertising and self-promotion on them.

Bill Hutchison explained that the sign currently on the site will be removed; a 27 square foot sign will be installed. The Kinder Care sign is a registered trademark sign. The buses could be parked at the north side of the building and could be moved to the south side to load and unload the children, then returned to the north side of the building.

Madeleine Torres commented that the concerns of the neighbors and the Plan Commission have not been met. Perhaps the owner of the property and person of authority could appear before the Committee—someone that could make commitments for Kinder Care.

There were also questions regarding the parking lot lighting—not previously approved. Matt Griffin said the utility company does not put in lights and turn them on at their convenience.

David Littlejohn said research showed that the applicant had agreed to no parking lot lighting.

Wayne Haney commented that at this point, nothing should be approved until violations are corrected and a re-designed sign that is acceptable to the neighborhood is agreed upon.

Jerry Chomanczuk offered the following guidelines: The lighting in the parking lot is to be identified and formally approved by the City. The trucks/vans with signage on the side needs to be removed and the trucks in the lot are to be parked in an acceptable area. The current sign is to be removed and any re-design should be in keeping with a residential area—not the institutional, illuminated, plastic white background. Outdoor play equipment is to be addressed.

John Molitor also suggested having the owner come in and talk to the Department about their obligations and responsibilities under the Ordinance.

Note: The petitioner agreed to re-design the sign and return to Committee on January 3, 2006. The petitioner would not be required to pay another filing fee for the submission of a new sign application.

Madeleine Torres made formal motion to amend the KinderCare Learning Signage conditioned upon the removal of the existing ground sign within one week and no other sign being erected, and subject to the ownership of KinderCare trying to work out the issues previously stated with the Department, seconded by Steve Stromquist, Approved 4-0.

NOTE: Petitioner will appear at the January 3, 2006 Committee.

4. **Docket No. 05080039 DP/ADLS : West Carmel Marketplace - Home Depot**

The applicant seeks site plan and building approval.

The site is southeast of 99th St. & Michigan Rd. and is zoned B-3/Business within the US 421 Overlay. Filed by Mary Solada of Bingham McHale for Home Depot.

Mary Solada, Bingham, McHale appeared before the Committee representing the applicant. Also in attendance: Jeff Nance, Civil Engineer, and Jim Peck, Project Architect.

Jeff Nance highlighted changes in the lighting for the benefit of the Committee. One “hot spot” was greater than point three foot candles along the right-of-way of Commerce Drive and the location of the poles has been adjusted so that the maximum foot candle along the property line is a point three. Everything else conforms to the Ordinance.

Mary Solada said the petitioner had worked with a representative of the adjoining neighborhood association, Chris Bircham, president of Spring Arbor HOA. A set of commitments has been worked out and found to be acceptable to the Spring Arbor HOA. Those commitments are attached. 1) Petitioner shall prohibit the idling of trucks on the property between the hours of 7:00 PM and 7:00 AM. Delivery trucks shall not arrive or exit between the hours of 9:00 PM and 6:00 AM. 2) Loading and off-loading of trucks between 9:00 PM and 7:00 AM will be restricted to tasks that can be accomplished within the truck well and within the building. No loading or off-loading will occur in the lumberyard at the northeast corner of the building or along the south side of the Garden Center during this time frame. 3) Hours of use of any outdoor speaker system shall be limited to hours between 7:00 AM and 7:00 PM. Speakers will be restricted to placement in the Garden Center only. 4) Petitioner agrees that the landscaping lighting shall be installed as shown on the respective lighting and landscape plan submitted this

evening. The landscaping shall include a mixture of deciduous and evergreen trees along the east and south sides of the property.

The petitioner stated that they had met with Scott Brewer, City Urban Forester, and he is in the process of reviewing the landscape proposal with the landscape architect. 5) The petitioner is installing a six-foot tall fence, board-on-board, and this will be a part of the landscape plan.

Mary Solada commented that the commitments are binding on this owner and any subsequent owner of the property. Essentially, there is closure with the Spring Arbor group. Nothing has been heard from the North Augusta homeowners since the initial hearing. Ashbrooke HOA is pretty much in agreement with commitments made.

Regarding action taken by the BZA last week, the "The" has been added to the sign and in return, signage has been eliminated the Tool Rental sign elevation.

Chris Burcham noted that Commerce Drive has been extended and the homeowners ask that the petitioner do everything they can in terms of additional mounding and/or fencing and trees for a buffer.

Mary Solada responded that the Commerce Drive extension is a project of the County Engineering Dept. We are all saying there should be great sensitivity to design, construction, and implementation of the Thoroughfare in terms of the two subdivisions to the east. Commerce Drive is extending south to 96th Street going through an existing neighborhood.

Matt Griffin said that pretty much everything outstanding has been covered except for the landscape plan and Scott Brewer is working to finalize the plan; this should be resolved by the time of the December 20th Plan Commission meeting.

Madeleine Torres was complimentary of the project and Home Depot's willingness to commit to truck delivery hours.

Jerry Chomanczuk commented that this is basically a big box and one of the concerns the City had was a unique architecture that would get away from the "big box" look. On the south and east sides of the building, there is no setback, articulation, or projections.

Mary Solada confirmed that the south side is along the nursery. There is screening that has the appearance of windows as opposed to solid wall or chicken wire, and that is why other provisions of the Ordinance are not particularly necessary at this elevation.

Jerry Chomanczuk said it is the visibility sides that are a concern. Jerry also expressed concern with the outdoor speaker system and questioned the need for this system.

Mary Solada responded that this is the only, all-masonry Home Depot in the State of Indiana and once in an area, make a long-term commitment. The speaker system would be used for emergency announcements and on occasion, for various announcements during the hours

between 7:00 AM and 7:00 PM. The Home Depot would comply with the Carmel Noise Pollution Ordinance.

Madeleine Torres reiterated that with the technology available today, there should not be the need for the outdoor speaker system. However, the neighbors seemed to be OK with the outdoor speaker system.

Steve Stromquist made formal motion to forward Docket No. 05080039 DP/ADLS, West Carmel Marketplace – Home Depot to the full Commission with the condition that the landscape plan is approved by the Urban Forester prior to the December 20th meeting, seconded by Madeleine Torres, approved 3 in favor, one opposed (Chomanczuk.)

5. **Docket No. 05110012 ADLS Amend: Ferguson Express – Signage**

The applicant seeks approval for a new wall sign.

The site is located at 831 Rangeline Rd. and is zoned B-7.

Filed by Jay Jolley for Jay's Sign Service Inc.

Jay Jolley, Jay's Sign Service appeared before the Committee representing the applicant.

Department Comments, Matt Griffin: The proposed sign meets the Carmel Ordinance and there are no outstanding issues. The Department is recommending approval at this time.

Steve Stromquist moved for approval of **Docket No. 05110012 ADLS Amend, Ferguson Express Signage**, seconded by Wayne Haney, **APPROVED** 4-0.

6. **Docket No. 05110024 ADLS Amend: Game Room – Signage**

The applicant seeks approval for a new wall sign.

The site is located at 12345 Old Meridian St. and is zoned OM/O.

Filed by Brenda Owens for Sign Crafters, Inc.

TABLED TO January 3, 2006

7. **Docket No. 05110029 ADLS Amend: Chase (Carmel Dr.) – Signage**

The applicant seeks approval for at three new signs.

The site is located at 200 E Carmel Dr. located within the Carmel Dr. - Range Line Rd Overlay and is zoned B-8.

Filed by Susan Hutsell for Skyline Signs, Inc

Susan Hutsell, Skyline Signs appeared before the Committee representing the petitioner. Also present, Rob Thompson, owner, and Nichole Green from Chase.

The petitioner is proposing a monument sign in place of an existing pylon sign. The sign will be 9 feet 11 ¾ inches wide, 4 feet tall, and approximately 18 inches above grade. The existing hedge will remain as landscaping around the sign.

The petitioner is requesting three signs at this location—one monument and two wall signs; two signs are allowed per Ordinance. Currently there is a banner in the corner where the 6 feet, 7 inches wide by two and one and one-quarter inch high sign would be placed at 7 feet above grade. The sign is a single-faced, illuminated wall sign. The sign is nickel-brushed, dimensional letters that are 5 feet 4 inches wide by one foot high and nine feet above grade above the doorway.

Department Comments, Matt Griffin: The Department would prefer to see the brushed nickel sign on the eastern elevation as opposed to having two signs facing Carmel Drive. Except for re-locating the one wall sign, the Department supports the petition for two wall signs and a ground monument sign.

The height of the ground sign is actually 4 feet, but it is elevated 18 inches above grade—the sign would be 5 ½ feet high.

Madeleine Torres commented that the monument sign does not really go with the building. Madeleine recommended brick support columns rather than aluminum poles on the sign—the shrubs could then be eliminated.

Jerry Chomanczuk paraphrased the comments from the Committee. The signage should be more in line with the Colonial design of the building rather than allowing it to look like a Class “A” office building with a lot of chrome and steel.

Public Input: Jack Badger, 3039 Rolling Springs Drive, spoke as a concerned citizen—Mr. Badger was opposed to any sign variance that would become a new standard.

The petitioner agreed to eliminate the visibility of the pole on the monument; the shroud will go to the ground and the pole will not be visible. The sign above the door will be brushed chrome, and non-illuminated. Two signs within eight feet of each other on one wall look awkward. The monument sign will be lit.

Steve Stromquist moved for approval of **Docket No. 05110029 ADLS Amend, Chase, Carmel Drive Signage to include** a lighted monument sign with the shroud touching the ground, a non-illuminated sign over the doorway and no other sign, (all directional signs are OK) seconded by Madeleine Torres, **APPROVED** 4-0.

8. **Docket No. 05110032 ADLS Amend: 116th & Keystone Retail Shops (logo wall) – Signage**

The applicant seeks approval for the building’s south facade to serve as a "logo wall" The site is located at 2810 E 116th St. and is zoned B-3.
Filed by Drew Warner for SDMBR, LLC.

Drew Warner appeared before the Committee representing the applicant. The building at the northeast corner of 116th Street and Keystone Avenue is a 4-tenant building and the petitioner is

requesting approval for the south façade to serve as a logo wall—4 logos—one for each tenant. No logo would exceed 7 ½ square feet.

Department Comments, Matt Griffin: This proposal would necessitate several variances. The Ordinances do not permit signage on elevations in which the tenant is not a part. As shown, the Department is not in support of this proposal.

This particular site was discussed and several violations noted: Red Neon in the window, banners stating “Now Open.” Sprint has a big yellow banner in the window that is not even hung properly and this is a violation. Starbucks and the J.J. logo are identifiable, but the other two are not—they are merely designs. There are no logo walls in the City or County—it would look like a “Boy Scout Merit Badge” with a rainbow of colors.

Following discussion, the petitioner agreed to meet with David Littlejohn to work within the Ordinance on signage.

Steve Stromquist made formal motion to approve Docket No. 05110032 ADLS Amend, 116th & Keystone Retail Shops (logo wall signage) ONLY as it applies to the Sprint Signage as permissible, seconded by Madeleine Torres

Steve Stromquist made formal motion to **DENY Docket No. 05110032 ADLS Amend, 116th & Keystone Retail Shops Logo Wall Signage**, EXCEPT as it applies to Sprint Signage as permissible, seconded by Madeleine Torres, Approved 4-0.

9. **Docket No. 05080023 ADLS Amend: Two Parkwood - Firestone Signage – CONTINUED TO FEB 7.**

The applicant seeks approval for a new wall sign.

The site is located at 310 E 96th St. is zoned B-6.

Filed by Steve Granner for Bose McKinney & Evans LLP.

There was no further business to come before the Committee and the meeting adjourned at 8:20 P.M.

Jerry Chomanczuk, Chairperson

Ramona Hancock, Secretary